



INDUSTRIAL PARKS AND AREAS IN HAWAII

1978

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DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Coastal Zone Management Program

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CONTENTS

Page

I. ISLAND OF OAHU

DEVELOPED INDUSTRIAL PARKS AND AREAS

Airport Industrial Park.....	2
James Campbell Industrial Park.....	2
Heeia Light Industrial Area.....	3
Kakaako Industrial Area.....	3
Kapalama Industrial Area.....	4
Mapunapuna Industrial Subdivision.....	4
Moanalua Industrial Park.....	5
Newtown Industrial Park.....	5
Puuahale and Pahounui Area.....	6
Sand Island Access Road Industrial Area.....	6
Shafter Flats Industrial Park.....	7
Waiau Light Industrial Park.....	7
Waiawa Industrial Area.....	8
Waipahu Industrial Park.....	8
Wyco Industrial Park.....	9

PROPOSED INDUSTRIAL PARKS AND AREAS

Bougainville Industrial Park.....	9
Halawa Industrial Park.....	10
Heeia Landing Industrial Park.....	10
Kamilou Industrial Park.....	11
Mililani Town Industrial Area.....	11
Sand Island Industrial Park.....	12
Waianae Industrial Area.....	12
FOREIGN-TRADE ZONE NO. 9.....	13

U. S. DEPARTMENT OF COMMERCE
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

II. ISLAND OF HAWAII

DEVELOPED INDUSTRIAL PARKS AND AREAS

Kaei Hana I.....	14
Kaei Hana II.....	14
Kanoelehua Industrial Lots.....	15
Kona Industrial Subdivision.....	15
Kuhio Industrial Park.....	16
Panaewa.....	16

III. ISLAND OF MAUI

DEVELOPED INDUSTRIAL PARKS AND AREAS

Dairy Road Industrial Subdivision.....	17
Transportation Center.....	18
Wailuku Industrial Park.....	18
Wiliko Subdivision.....	19

IV. ISLAND OF KAUAI

DEVELOPED INDUSTRIAL PARKS AND AREAS

Lihue Industrial Park.....	20
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PROPOSED INDUSTRIAL PARKS AND AREAS

Lihue Industrial Park Expansion.....	20
Nawiliwili Coral Fill Industrial Subdivision.....	21

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I. ISLAND OF OAHU

DEVELOPED INDUSTRIAL PARKS AND AREAS

AIRPORT INDUSTRIAL PARK

LOCATION:

Honolulu, Oahu.

SIZE:

133 acres. About 7 acres open but others available for sub-lease.

TYPE OF INDUSTRY:

Light industrial and warehousing.

FACILITIES:

All utilities, paved streets, sewers, etc. Buildings constructed to suit tenants' requirements.

APPROXIMATE PRICES:

Lease only. About \$.35 - \$.75 per sq. ft. annually, plus real property taxes. Lot sizes 20,000 sq. ft. to 50,000 sq. ft.

CONTACT:

Mr. Lorrin K. W. Ching
Loyalty Enterprises, Ltd.
233 Merchant Street
Honolulu, Hawaii 96813
Telephone: 536-7211

JAMES CAMPBELL INDUSTRIAL PARK

LOCATION:

Barbers Point, Oahu.

SIZE:

1,314 acres. 110 acres still available.

TYPE OF INDUSTRY:

Heavy, medium, and light.

FACILITIES:

Complete industrial park facilities. Brochure available upon request.

APPROXIMATE PRICES:

Lease only. About \$.18 per sq. ft. annually.

CONTACT:

Mr. Walter Yoshimitsu
The Estate of James Campbell
Suite 500, 828 Fort Street
Honolulu, Hawaii 96813
Telephone: 536-1961

HEEIA LIGHT INDUSTRIAL AREA

LOCATION:

Heeia, Oahu.

SIZE:

25 acres.

STATUS:

Subdivision completed.

TYPE OF INDUSTRY:

Light industrial, commercial.

FACILITIES:

Paved streets, utilities, buildings built to users' specifications.

APPROXIMATE PRICES:

Leasehold: \$.36 per sq. ft. annually.

CONTACT:

George Hasegawa Realtors Inc.
33 South King Street, Rm. 515
Honolulu, Hawaii 96813
Telephone: 536-9367

KAKAAKO INDUSTRIAL AREA

LOCATION:

Honolulu, Oahu.

SIZE:

42 acres varied industrial; 14 acres commercial. All lots are taken but sub-leases are available.

TYPE OF INDUSTRY:

General industrial and commercial.

FACILITIES:

All utilities, paved streets, sewers.

APPROXIMATE PRICES:

Lease only. About \$.25 - \$.50 per sq. ft. monthly.

CONTACT:

Mr. Arthur Wood
Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813
Telephone: 531-1684

KAPALAMA INDUSTRIAL AREA

LOCATION:

Honolulu, Oahu.

SIZE:

32 acres light industrial; 7 acres commercial; 4 acres semi-industrial. All sites are taken but sub-leases are available.

TYPE OF INDUSTRY:

Light industrial and commercial.

FACILITIES:

All utilities, paved streets.

APPROXIMATE PRICES:

Lease only. About \$.25 - \$.50 per sq. ft. monthly.

CONTACT:

Mr. Arthur Wood
Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813
Telephone: 531-1684

MAPUNAPUNA INDUSTRIAL SUBDIVISION

LOCATION:

Honolulu, Oahu.

SIZE:

87 acres. All lots taken but sub-leases are available.

TYPE OF INDUSTRY:

Light and general.

FACILITIES:

All utilities, paved streets, cesspools.

APPROXIMATE PRICES:

Lease only. About \$.37 - \$.40 per sq. ft. annually. Lot sizes are about 35,000 sq. ft.

CONTACT:

Mr. Al N. Napoleon
Executive Secretary
Estate of S. M. Damon
Suite 1210, First Hawaiian Bank Building
Honolulu, Hawaii 96813
Telephone: 536-3717

MOANALUA INDUSTRIAL PARK

LOCATION:

Honolulu, Oahu.

SIZE:

87 acres. All lots taken but sub-leases are available.

TYPE OF INDUSTRY:

Light and commercial.

FACILITIES:

All utilities (underground), paved streets, sewers.

APPROXIMATE PRICES:

Lease only. About \$.30 - \$.35 per sq. ft. annually. Lot sizes vary from 14,000 sq. ft. to 9 acres.

CONTACT:

Mr. Al N. Napoleon
Executive Secretary
Estate of S. M. Damon
Suite 1210, First Hawaiian Bank Building
Honolulu, Hawaii 96813
Telephone: 536-3717

NEWTOWN INDUSTRIAL PARK

LOCATION:

Waimalu, Oahu.

SIZE:

About 11 acres.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

Paved streets, utilities, buildings.

APPROXIMATE PRICES:

Leasehold: \$.30 - \$.40 per sq. ft. annually.

CONTACT:

Mr. Ben F. Sen
Island Management and Leasing Service
Department of Herbert K. Horita Realty, Inc.
2024 North King Street
Honolulu, Hawaii 96819
Telephone: 847-2324

PUUHALE AND PAHOUNUI AREA

LOCATION:

Honolulu, Oahu.

SIZE:

60 acres. All lots taken but sub-leases are available.

TYPE OF INDUSTRY:

Light and general.

FACILITIES:

All utilities, paved streets, sewers.

APPROXIMATE PRICES:

Lease only. About \$.37 - \$.40 per sq. ft. annually. Lot sizes from about 35,000 sq. ft.

CONTACT:

Mr. Al N. Napoleon
Executive Secretary
Estate of S. M. Damon
Suite 1210, First Hawaiian Bank Building
Honolulu, Hawaii 96813
Telephone: 536-3717

SAND ISLAND ACCESS ROAD INDUSTRIAL AREA

LOCATION:

Honolulu, Oahu.

SIZE:

9 acres.

TYPE OF INDUSTRY:

Light industrial and commercial.

FACILITIES:

All utilities, paved roads, 170,000 sq. ft. in buildings.

CONTACT:

Mr. W. W. Wirth
1350 Ala Moana Boulevard
Honolulu, Hawaii 96814
Telephone: 531-4042

SHAFTER FLATS INDUSTRIAL PARK

LOCATION:

Honolulu, Oahu.

SIZE:

About 19 acres. Lots from 10,000 to 46,000 sq. ft.

STATUS:

State owned land; all leased by public auction.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

All utilities available, paved streets, sidewalks; all improvements by and at expense of lessee.

CONTACT:

Mr. James Detor, Chief
Land Management Division
Department of Land and Natural Resources
Rm. 220, 1151 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-2574

WAI'AU LIGHT INDUSTRIAL PARK

LOCATION:

Waiau, Oahu.

SIZE:

About 33 acres.

TYPE OF INDUSTRY:

Light industrial, commercial, warehousing.

FACILITIES:

Paved streets, utilities, buildings.

APPROXIMATE PRICES:

Leasehold: \$.26 per sq. ft. annually, for first 10 years.
\$.40 per sq. ft. annually, for second 10 years.
\$.60 per sq. ft. annually, for last 5 years.
(Fully occupied at publication time.)

CONTACT:

Mr. Wally Tirrell
Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813
Telephone: 531-1684

WAIAWA INDUSTRIAL AREA

LOCATION:

Pearl City, Oahu.

SIZE:

106 acres.

STATUS:

Completed with marketing program.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

All utilities, paved streets, sewers, etc.

APPROXIMATE PRICES:

Fee simple: \$12.75 - \$13.75 per sq. ft.

CONTACT:

Mr. Ben F. Sen
Island Management & Leasing Service
Department of Herbert K. Horita Realty, Inc.
2024 North King Street
Honolulu, Hawaii 96819
Telephone: 847-2324

WAIPAHU INDUSTRIAL PARK

LOCATION:

Waipahu, Oahu.

SIZE:

103 acres.

TYPE OF INDUSTRY:

General industrial.

FACILITIES:

All utilities, paved streets, sewers, etc.

APPROXIMATE PRICES:

All lots have been sold to individuals operating industrial businesses.

CONTACT:

Mr. Ben F. Sen
Island Management and Leasing Service
Department of Herbert K. Horita Realty, Inc.
2024 North King Street
Honolulu, Hawaii 96819
Telephone: 847-2324

WYCO INDUSTRIAL PARK

LOCATION:

Kailua, Oahu

SIZE:

12 acres.

TYPE OF INDUSTRY:

Light and commercial.

FACILITIES:

Paved streets, utilities, streetlights, sidewalks; buildings built to lessees' specifications.

APPROXIMATE PRICES:

LEASEHOLD: Price established in increments over 25-year period.
\$.15 per sq. ft. annually, for first 10 years.
\$.30 per sq. ft. annually, for second 10 years.
\$.45 per sq. ft. annually, for last 5 years.

CONTACT:

Mrs. Carol Conrad
Kaneohe Ranch Company
Castle Junction, Kaneohe, Hawaii 96744
Telephone: 247-2184

PROPOSED INDUSTRIAL PARKS AND AREAS
BOUGAINVILLE INDUSTRIAL PARK

LOCATION:

Halawa, Oahu.

SIZE:

35 acres, 48 lots.

STATUS:

Completion date: April, 1978.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

Paved streets, sidewalks, streetlights, plantings - all in final construction plan stage.

APPROXIMATE PRICES:

Unknown at this time.

CONTACT:

Central Oahu Land Corporation
Mr. Paul Cassidy, President
4816 Aukai Avenue
Honolulu, Hawaii 96816
Telephone: 546-8296

HALAWA INDUSTRIAL PARK

LOCATION:

Halawa Valley, Oahu.

SIZE:

32.7 acres, 58 lots.

STATUS:

Grading plan being implemented.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

Paved streets, utilities, sidewalks, streetlights, planting.
Intend to sell developed lots to purchasers who will erect
compatible buildings, warehouses, etc.

APPROXIMATE PRICES:

Leasehold: Price unknown until leasehold rental is established.

CONTACT:

Lone Star Hawaii, Inc.
Suite 1480, Pacific Trade Center
Honolulu, Hawaii 96813
Telephone: 531-8091

HEEIA LANDING INDUSTRIAL PARK

LOCATION:

Heeia Landing, Oahu.

SIZE:

27 acres.

STATUS:

In planning stages.

TYPE OF INDUSTRY:

Commercial and light industrial.

APPROXIMATE PRICES:

Leasehold: Not yet established.

CONTACT:

Mr. Harvey F. Gerwig
Vice President and General Manager
Foremost Homes Hawaii, Ltd.
Foremost-McCormack Development
146 Hekili Street
Kailua, Hawaii 96734
Telephone: 261-4626

KAMILONUI INDUSTRIAL PARK

LOCATION:

Hawaii-Kai, Maunaloa, Honolulu, Oahu.

SIZE:

17.4 acres.

STATUS:

Zoning for the tract of land is presently being sought from the City. Tract is presently zoned AG-1.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

The extension of Hawaii Kai Drive to the parcel must be completed in conjunction with the development of the proposed industrial tract.

APPROXIMATE PRICES:

Leasehold land. Prices per square foot not yet determined.

CONTACT:

Mr. Charles W. Coupe
General Manager, Marina Division
KACOR REALTY, Inc.
7120 Kalanianaʻole Highway
Honolulu, Hawaii 96825
Telephone: 395-2331

MILILANI TOWN INDUSTRIAL AREA

LOCATION:

Waipio, Oahu

SIZE:

About 200 acres.

STATUS:

In planning stage.

TYPE OF INDUSTRY:

Light industrial, with "Planned Employment Center" to support needs of Mililani Town.

CONTACT:

Mr. James G. Caldwell, Project Manager
Oceanic Properties, Inc.
Financial Plaza of the Pacific
Honolulu, Hawaii 96813
Telephone: 548-4811

SAND ISLAND INDUSTRIAL PARK

LOCATION:

Honolulu, Oahu.

SIZE:

60 acres (approximately - future)

STATUS:

State owned land in planning stage.

TYPE OF INDUSTRY:

Light - for marine-related industry.

FACILITIES:

Water, electricity available.

APPROXIMATE PRICES:

Presently by month to month; tenancy (revocable permit)
1.5 cents per sq. ft. - open area; 3 cents per sq. ft. -
covered area; new permits not available.

CONTACT:

Mr. James Detor, Chief
Land Management Division
Department of Land and Natural Resources
Rm. 220, 1151 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-2574

WAIANAE INDUSTRIAL AREA

LOCATION:

Waianae, Oahu.

SIZE:

10 acres.

STATUS:

30 percent developed.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

Utilities, buildings will be built to users' specifications.

APPROXIMATE PRICES:

Leasehold: Negotiable.

CONTACT:

Mr. Cedric Yamamoto
Manoa Realty
2733 East Manoa Road
Honolulu, Hawaii 96822
Telephone: 988-2121

STATE OF HAWAII
FOREIGN-TRADE ZONE NO. 9

The State of Hawaii's Foreign-Trade Zone No. 9 and Subzone No. 9-A, established more than a decade ago, offers probably the largest and most diversified Zone program in the United States to firms engaged in international commerce. The Zone is a State Government agency established under the rules and regulations of the Federal Foreign-Trade Zones Board and operated as a public utility by the State Department of Planning and Economic Development.

The Foreign-Trade Zone offers services and facilities for loading, unloading, storing, exhibiting, manufacturing, processing, or otherwise manipulating various goods. Its basic purpose is to encourage and facilitate international commerce, thus helping the Nation's economy. It offers many special advantages to importers and exporters.

LOCATION:

Honolulu Harbor: Pier 39, Pier 2 (in 1979), Sand Island;
Campbell Industrial Park (Subzone 9-A).

SIZE:

A total of 64 acres.

STATUS:

Present facilities being expanded, some now available.

TYPE OF INDUSTRY:

Firms engaged in international commerce, for storage of imported goods or light manufacturing.

FACILITIES:

Varying from undeveloped land to completed warehouse buildings.

APPROXIMATE PRICES:

Rental or lease of paved open space--\$1.44 per sq. ft.
Rental or lease of covered space--\$2.76 per sq. ft.

CONTACT:

Manager
Foreign-Trade Zone No. 9
Pier 39
Honolulu, Hawaii 96817
Telephone: (808) 548-5435

II. ISLAND OF HAWAII

DEVELOPED INDUSTRIAL PARKS AND AREAS

KAEI HANA I

LOCATION:

Hilo, Hawaii.

SIZE:

45.280 acres.

STATUS:

33.207 acres leased; 4.341 acres pending public auction;
7.341 acres being held by Department for future development.

TYPE OF INDUSTRY:

General industry.

FACILITIES:

Paved streets, lighting, water; no sewers.

APPROXIMATE PRICES:

Leasehold: \$.118 - \$.26 per sq. ft. annually.

CONTACT:

Hawaiian Home Lands Department
550 Halekauwila Street
Honolulu, Hawaii 96813
Telephone: 548-3223

KAEI HANA II

LOCATION:

Kawaihae, Hawaii.

SIZE:

81.982 acres.

STATUS:

13.313 acres leased with 6.8 acres developed;
68.669 acres pending development.

TYPE OF INDUSTRY:

General industry.

FACILITIES:

Paved streets, water and electricity; no sewers.

APPROXIMATE PRICES:

Leasehold: \$.045 - \$.057 per sq. ft. annually.

CONTACT:

Hawaiian Home Lands Department
550 Halekauwila Street
Honolulu, Hawaii 96813
Telephone: 548-3223

KANOELEHUA INDUSTRIAL LOTS

LOCATION:

Hilo, Hawaii.

SIZE:

46 acres.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

Paved streets, lights, planting - completed and all lots occupied.

APPROXIMATE PRICES:

Lease and fee simple: \$2.75 per sq. ft.

CONTACT:

Mr. James Detor, Chief
Land Management Division
Department of Land and Natural Resources
Rm. 220, 1151 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-2574

KONA INDUSTRIAL SUBDIVISION

LOCATION:

Kailua-Kona, Hawaii

SIZE:

Approximately 50 acres.

STATUS:

36 lots leased (minimum size - 1 acre)
Fourth increment to be developed.

TYPE OF INDUSTRY:

Light industrial and warehousing.

FACILITIES:

Paved streets, utilities, streetlight; lessees construct on-site improvements.

APPROXIMATE PRICES:

Land lease: approximately \$.14 to \$.19 per sq. ft. annually.

CONTACT:

Trustees of the Liliuokalani Trust
c/o First Hawaiian Bank Managing Trustee
P. O. Box 3200
Honolulu, Hawaii 96801
Telephone: 525-7143

KUHIO INDUSTRIAL PARK

LOCATION:

Hilo, Hawaii.

SIZE:

10 acres. Fully occupied at publication time.

TYPE OF INDUSTRY:

General industrial.

FACILITIES:

Utilities and paved streets; built to users' specifications.

APPROXIMATE PRICES:

Subleases only.

CONTACT:

Edward R. Kuwaye and Company
160 Keea Street
Hilo, Hawaii 96720

PANAewa

LOCATION:

Hilo, Hawaii.

SIZE:

400 acres.

STATUS:

140 acres leased; 260 acres pending public auction and future development.

TYPE OF INDUSTRY:

General industry.

FACILITIES:

Some paved roads, lighting, water; no sewers.

APPROXIMATE PRICE:

Leasehold: \$.09 - \$.19 per sq. ft. annually.

CONTACT:

Hawaiian Home Lands Department
550 Halekauwila Street
Honolulu, Hawaii 96813
Telephone: 548-3223

III. ISLAND OF MAUI

DEVELOPED INDUSTRIAL PARKS AND AREAS

DAIRY ROAD INDUSTRIAL SUBDIVISION

LOCATION:

Kahului, Maui.

SIZE:

70.402 acres.

STATUS:

All lots now under long-term leases.

TYPE OF INDUSTRY:

Heavy, general, and light industrial and commercial.

FACILITIES:

All utilities, paved streets, sewer, etc.

49 lots total ranging in size from .241 acres to 7.710 acres.

APPROXIMATE PRICES:

Based on 7% of land value; lessee pays all real property taxes; leases to 35 years.

CONTACT:

Alexander & Baldwin, Inc.

Garner H. Ivey, Jr., Maui Manager

Properties Group

P. O. Box 156

Kahului, Hawaii 96732

TRANSPORTATION CENTER

LOCATION:

Honokawai, Maui.

SIZE:

4 acres.

STATUS:

Completed. All lots sold to users.

TYPE OF INDUSTRY:

Transportation.

FACILITIES:

All utilities, paved streets, sewer, etc.

CONTACT:

The developer has sold all lots. Information may be obtained from individual owners.

WAILUKU INDUSTRIAL PARK

LOCATION:

Paukukalo, Wailuku, Maui.

SIZE:

57.103 acres.

STATUS:

Construction completion date: February 1, 1978.

Sales in progress.

TYPE OF INDUSTRY:

Light industrial subdivision.

FACILITIES:

Underground utilities, paved streets, sewer, etc. 79 lots of light industrial (lot sizes will range from 9,590 sq. ft. to 3.19 acres), the majority of which will be in the 15,000 to 20,000 sq. ft. range. Apartments will not be allowed in the proposed subdivision.

CONTACT:

Hawaiiana Investment Co., Ltd.
Suite 417, 2180 Main Street
Wailuku, Maui 96793

Telephone: 244-7069

Mrs. Kay Abdul

Wailuku Industrial Park Associates
1351-2 Lower Main Street
Wailuku, Maui 96793

Telephone: 244-7676

WILIKO SUBDIVISION

LOCATION:

Lahaina, Maui.

SIZE:

10,714 acres.

STATUS:

All lots have been sold to individuals operating commercial and industrial businesses.

TYPE OF INDUSTRY:

Light industrial and commercial.

FACILITIES:

All utilities, paved streets, sewer, etc.

CONTACT:

The developer has sold all lots. Information may be obtained from individual owners.

IV. ISLAND OF KAUAI

DEVELOPED INDUSTRIAL PARKS AND AREAS

LIHUE INDUSTRIAL PARK

LOCATION:

Lihue, Kauai.

SIZE:

Approximately 20 acres.

TYPE OF INDUSTRY:

Light industrial.

FACILITIES:

Streets, utilities, buildings built by and to users' specifications.

APPROXIMATE PRICES:

*Leasehold: \$2.75 - \$3.25 per sq. ft. No lots available.

CONTACT:

Mr. Ned Broadbent
Amfac Communities, Inc.
Lihue, Kauai 96766

Telephone: 245-4011

(*All parcels but two have been sold to lessees or outside interests.)

PROPOSED INDUSTRIAL PARKS AND AREAS

LIHUE INDUSTRIAL PARK EXPANSION

LOCATION:

Lihue, Kauai.

SIZE:

Approximately 26 acres of saleable area.

STATUS:

In planning stage with 1980 completion target date.

TYPE OF INDUSTRY:

Limited, per Kauai CZO.

FACILITIES:

Streets, utilities, grading, highway setbacks.

APPROXIMATE PRICES:

Not yet determined.

CONTACT:

Mr. Ned Broadbent
Amfac Communities, Inc.
Lihue, Kauai 96766
Telephone: 245-4011

NAWILIWILI CORAL FILL INDUSTRIAL

SUBDIVISION

LOCATION:

Nawiliwili, Kauai.

SIZE:

Approximately 16 acres.

STATUS:

Being planned.

TYPE OF INDUSTRY:

Industrial/commercial uses to be compatible with County zoning code.

FACILITIES:

20-foot pavement with 12-foot swaled shoulders.

Do not have information concerning other improvements.

APPROXIMATE PRICES PER SQUARE FOOT:

To be determined by appraisal in the future.

CONTACT:

Mr. W. Mason Young
Land Management Division
State Department of Land and Natural Resources
Kalanimoku Building - 1151 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-6460

Mr. Harold Sakai
Division of Water and Land Development
State Department of Land and Natural Resources
Kalanimoku Building - 1151 Punchbowl Street
Honolulu, Hawaii 96813
Telephone: 548-3946

